

CITY OF BEAVERTON

PLANNING COMMISSION

FINAL AGENDA-REVISED

**BEAVERTON CITY HALL
COUNCIL CHAMBERS
4755 SW GRIFFITH DRIVE
BEAVERTON, OR 97005**

DECEMBER 18, 2002

7:00 P.M.

CALL TO ORDER

ROLL CALL

VISITORS

STAFF COMMUNICATION

OLD BUSINESS

CONTINUANCE

1. **TA2002-0001 – CHAPTER 60 (Special Requirements), CHAPTER 20 (Land Uses),
CHAPTER 40 (Permits and Applications), AND CHAPTER 90 (Definitions) TEXT AMENDMENTS**

(Continued from November 20, 2002)

(Reviewed under Development Code in effect prior to September 19, 2002)

This is a request for Planning Commission approval of a City-initiated series of amendments to sections of the Development Code for the implementation of regulations and standards for wireless communications facilities. Wireless communication facilities include, but are not limited to, cellular phone towers, antenna panels and arrays, and satellite dishes. The amendments to Chapter 60 will create a new section, and will modify the special use regulations for height exemptions. The new section in Chapter 60 will establish applicability standards, exemptions, development standards including but not limited to standards for height, setbacks, and design, special study requirements, temporary use standards, collocation standards and standards for abandoned facilities. Text amendments to Chapter 20 (Land Uses), Chapter 40 (Applications), and Chapter 90 (Definitions) are also proposed to support the implementation of the proposed regulations and standards for wireless communications facilities. Amendments to Chapter 20 (Land Uses) are necessary to address the permitted, conditional and prohibited use status of wireless communication facilities in established zoning districts. Amendments to Chapter 40 (Applications) are necessary to identify the applicable permit applications for the different types of wireless communication facilities specified in the new section of Chapter 60. Amendments to Chapter 90 (Definition) are necessary to define key terms specific to wireless communication facilities identified in the new section of Chapter 60.

2. **RZ2002-0021 - PROGRESS REZONE @ SW HALL BOULEVARD: ZONE CHANGE – R-2 TO CS**

(Continued from December 4, 2002)

(Reviewed under Development Code in effect prior to September 19, 2002)

The applicant requests approval of a Zone Change from Urban Medium Density (R-2) to Community Service (CS). The property is generally located on the north side of SW Hall Boulevard, east of SW Scholls Ferry Road. The subject property can be specifically identified as Tax Lot 800 on Washington County Assessor's Map 1S1-26BC and is currently zoned Residential Urban Medium Density (R-2). The subject property is approximately 0.24 acre in size.

NEW BUSINESS

PUBLIC HEARING

1. **CU2002-0032 - THE ROUND HEALTH CLUB; REQUEST TO EXCEED GROSS FLOOR AREA ALLOWANCE**
The applicant is requesting approval of a Conditional Use Permit to allow the use of a proposed recreational facility of approximately 37,623 square feet, which exceeds the permitted maximum of 20,000 square feet in the Regional Center-Transit Oriented District (Development Code Section 20.20.43.2.A.16). The proposed recreational facility will be located in an approximately 180,300 square foot mixed use building that is proposed as part of The Round at Beaverton Central.

APPROVAL OF MINUTES

APPROVAL OF ORDERS

MISCELLANEOUS BUSINESS

DIRECTOR'S REPORT

PUBLIC HEARING FORMAT

Chairperson Opens Hearing

City Staff Presents Staff Report

Applicant Identifies & Explains their Request

Public Testimony For or Against

Rebuttal Testimony

Applicant

Staff Comments

City Attorney's Comments

Chairperson Closes Hearing

Deliberation & Action

Agenda items will not necessarily be heard in the order presented above.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITHIN 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2348 OR 526-2222/VOICE/TDD.